



Planning Commission Minutes

Vice-Chairman Iverson called the November 6, 2012 Planning Commission to order at 5:30 pm with the following members present:

Judy Iverson
San Monahan

Arvid Meland

Suzanne Olson

Pete Bonefield

Also present:

Joe DesJarlais (City Council)
Daniel Ainslie (City Manager)
Christina Steele (Constituent Services)
James Bradley
Members of the public

Commission members discussed the resignation of member Dan Roe. A vacancy announcement has been made and hopefully someone will be appointed before the next meeting on December 4.

1. Consideration of request for variance by James Bradley for his property at 3219 Vanocker Drive. Mr. Bradley wants to install a car port over his paved parking area. The variance would allow him to place the carport 9 feet inside his property line. The placement would not meet the 25 foot setback requirement, however this type of placement conforms with several of his neighbors. There are no sidewalks or other public access areas that would be affected. After discussion, it was moved and seconded to approve. Vote: 100% in favor. This will be placed on the November 19 Council Agenda to set a public hearing for December 17.

2. Consideration of application for a zoning amendment. Applicant: G.S.G.S., L.L.C. (Mike Strain). Applicant was not present at the meeting. The commissioners discussed the request and the City Manager provided information about the Developer Agreement for a PUD that is in place. Several members of the public were present to oppose the change to the zoning.

- Resident Erin Wolf was concerned about the unit configurations (six-plex and larger) as well as the increased traffic volume.
- Resident Courtney Mack felt that there was confusion on what was actually proposed to be built. At one time she was told by Mr. Strain that townhomes would be built but now it appears that is not the case. She feels the townhomes or duplexes would be tolerated but not the larger multi-plex units.
- Dennis Roberts had concerns about covenants not being enforced as well as the potential for businesses and/or playgrounds near his house.

The City Manager explained the current zoning that allow for up to 4-plex units. He also explained the definition of 'commercial' where it is used in the developer agreement. The City will consider a traffic flow study to determine the possible impact of the proposed development.

The Commission members tabled the item until such time as Mr. Strain is present and can answer questions and concerns.

3. Consideration of a request from Grace Lutheran Church to install a sign at 1061 Sherman Street on property owned by Black Hills Harley-Davidson and along City right of way. If installed, the 2' x 2' sign would need to be at least 30' from the corner of the intersection so there would be no obstructions to motorists.

Commission members questioned the need for a sign of this type. Mr. Meland, representing the Church, said he would take the matter to the Church Board and discuss other options. The item was tabled until December 4.

Next meeting will be on December 4 at 5:30 with two tentative items on the agenda.

1. Re-zone Palisades – PUD.
2. Variance for a sign on in City right of way.

Meeting was adjourned at 6:45 pm.

Respectfully submitted,
Christina Steele

**Pending Approval*